

***City of York Board of Architectural Review
Special Meeting
Minutes
August 31, 2021***

Members present:

Chairperson Beth Bailey
Diane Hanlon
Gene Gaulin
Gary Stewart
Quinn Witte
Linda Lowman

Members absent:

A. Lee McLin

Others present:

Planning Director Breakfield
Tracy Ferguson

Chairperson Beth Bailey called the special meeting to order at 6:00 pm.

Chairperson Bailey indicated that the first item of business was discussion of the scope of a certificate of appropriateness (COA) review conducted regarding 14 East Jefferson Street at the January 6, 2020 Board meeting; in particular, the Board needed to determine whether the exterior siding for the overall house was discussed/approved at the referenced meeting.

By affirmation, the Board indicated that the January 6, 2020 COA review did not include discussion of the exterior siding for the overall house at 14 East Jefferson St.

Based on this action, Chairperson Bailey gave a summary regarding two (2) options available:

1. Request that the applicant submit a new COA application and review the application at the October meeting, or
2. Request that the applicant submit a new COA application and review at this meeting.

After discussion and upon a Motion by Linda Lowman, seconded by Quinn Witte, the Board unanimously voted to receive and review the COA application at this meeting; thereafter, the applicant, Tracy Ferguson, submitted a new COA application for vinyl siding on the entire house.

Mr. Ferguson provided a summary and background of his application indicating that:

1. The house had some form of wood siding that had been covered by vinyl siding at some point in the past.
2. He removed the existing vinyl siding and installed new vinyl siding on the exterior of the house believing he had received approval to do so at the January 6, 2020 meeting.

The Board discussed a number of issues including the following:

1. The Board discussed its long-standing aversion to allowing the usage of vinyl siding as an exterior siding.
2. Were there any potential grant programs to assist the applicant with a potential replacement of the currently-installed siding?
3. The Board discussed potentially allowing material such as hardi-board on the front of the house while the remainder of the house remained vinyl sided. This proposal was offered to potentially serve as a compromise in the situation.
4. The Board particularly discussed numerous sections from the HDCDS including:
 - **7.4.5.10** The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), dryvit, aluminum siding and plywood, over historic materials is not permitted within the district.
 - **7.4.5.11** Alternative building materials approved through the design review process include, but are not limited to, hardiplank siding. The use of contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels will be evaluated on a case by case basis. Seek guidance from the HC staff prior to considering any alternative building material. To evaluate such materials the HC must determine if the alternative material meets the following standards:
 - 1) has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
 - 2) at least meets similar performance expectations as those of traditional building materials; and
 - 3) be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing.
 - If an alternative material meets these required standards it may be used within the district.

After much discussion, Gary Stewart made a Motion to deny the application. Since a second was not received, the Motion died for lack of support.

Linda Lowman made a Motion to conditionally approve the application based on the front of the house being covered with hardi-board siding with the remainder of the house having vinyl siding. Since a second was not received, the Motion died for lack of support.

Upon a Motion by Gary Stewart, seconded by Linda Lowman, the Board deferred action on this application until its September 13th meeting. The Board requested that Mr. Ferguson consider all available options and review whether grants were available to assist with another type of siding. Gene Gaulin and Diane Hanlon voted in opposition to the Motion.

There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

C. David Breakfield, Jr. AICP, MCP
Planning Director

cc: File,
Board of Architectural Review 8/31/2021
Seth Duncan, City Manager